



Agenda

Planning and Zoning Commission

August 16, 2011

6:30 PM

Council Chambers, City Hall, 200 West Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Tim Randall
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - July 19, 2011
- V. NEW BUSINESS

REZONINGS

- 1. Ordinance requested by Frank Hart Trust c/o Robert D. Parrott, Trustee to rezone 0.2868 acres located along the eastern right-of-way of Charles Boulevard and adjacent to The Province Apartments from OR (Office-Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe).

PRELIMINARY PLATS

- 2. Request by Greenville Retail Investments, LLC for a preliminary plat entitled "Hardee Crossing at Portertown". The property is located east of Portertown Road, south of East Tenth Street (NC HWY 33) and north and south of the Norfolk Southern Railroad. The property is further identified as Pitt County Tax parcels 24690, 09729, 32502, 51061, 51062, 47497, 50520, 59472, 09795, 05837, 44139, and 44130. The proposed development consists of 9 lots on 48.67 acres.

TEXT AMENDMENTS

- 3. Request by Steve Mills to amend the Zoning Ordinance regulations applicable to Wine Shops.

LAND USE PLAN MAP AMENDMENTS

4. Ordinance requested by Ward Holdings, LLC et al to amend the Future Land Use Plan Map (FLUPM) from office/institutional/multi-family (OIMF) and medium density residential (MDR) designations to commercial (C) designation for the properties located at the southeast corner of the intersection of Greenville Boulevard and East 14th Street containing 3.96 acres.

VI. PUBLIC HEARINGS

5. Request by the Public Works Department to change the street name of a portion of Thomas Langston Road to Regency Boulevard.

VII. OTHER ITEMS OF BUSINESS

6. Election of Officers

VIII. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
July 19, 2011

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of City Hall.

Mr. Godfrey Bell, Sr. - *	
Mr. Dave Gordon - *	Ms. Linda Rich - *
Mr. Tony Parker - X	Mr. Tim Randall - *
Mr. Hap Maxwell – *	Mr. Brian Smith - *
Ms. Shelley Basnight - X	Mr. Doug Schrade - *

The members present are denoted by an * and the members absent are denoted by an X.

VOTING MEMBERS: Gordon, Maxwell, Rich, Randall, Smith, Schrade

PLANNING STAFF: Chris Padgett, Chief Planner; Chantae Gooby, Planner; Wayne Harrison, Planner; Valerie Paul, Secretary

OTHERS PRESENT: Dave Holec, City Attorney; Rik Decesar, Traffic Engineer; Jonathan Edwards, Communications Technician

MINUTES: Motion was made by Mr. Randall, seconded by Mr. Smith, to accept the June 21, 2011 minutes as presented. Motion carried unanimously.

NEW BUSINESS

Rezoning

Ordinance requested by the Community Development Department to rezone 0.65 acres located at the southeast corner of the intersection of Dickinson Avenue and Ficklen Street from Downtown Commercial Fringe (CDF) to Downtown Commercial (CD).

Ms. Chantae Gooby, Planner, delineated the location of the property. A photograph of the property was presented. Ms. Gooby stated the area contains a variety of uses. Dickinson Avenue is a gateway corridor which is designed to contain higher intensive uses. This rezoning could generate a net decrease of 398 trips per day. The decrease in trips will be split 50% in both directions on Dickinson Avenue. The basic difference between the current and proposed zoning districts is that the proposed district (CD) has zero-lot lines, no vegetation requirements and no parking requirements for non-residential uses. The Future Land Use Plan Map recommends commercial for the area bounded by Dickinson Avenue, Reade Circle, Evans Street and West Tenth Street. In staff's opinion, this request is in general compliance with the Horizons: Greenville's Community Plan, the Future Land Use Plan Map and the Center City Revitalization Plan.

No one spoke in favor of the request.

No one spoke in opposition of the request.

Motion was made by Mr. Gordon, seconded by Mr. Randall, to approve the proposed amendment to advise that it is consistent with the comprehensive plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

OTHER

Report on Suggested Modifications to Article P: Vegetation Requirements of the City Zoning Ordinance

Mr. Christopher Padgett, Chief Planner, presented the report to the Commission. One of the goals that the City Council had assigned to the Community Development Department was to gather and analyze feedback from landscape professionals regarding vegetation requirements and recommend changes to the landscape requirements as appropriate. Staff contacted 12 landscape professionals and asked for their feedback; the responses received fell into two categories: bufferyard vegetation requirements and the approved vegetation list. The approved vegetation list is in the ordinance and it includes all of the trees and shrubs that can be used to meet requirements for the City's vegetation standards. There were two recommendations for bufferyard requirements: reduce the amount of vegetation required for a bufferyard when a qualifying fence, evergreen hedge or berm is provided; and when a qualifying fence, evergreen hedge, or berm is provided within a bufferyard, allow some portion of the required vegetation material to be deciduous. There was only one recommendation for the approved vegetation list and that was to update the Approved Vegetation List (as provided in Section 9-4-267 of the Zoning Ordinance) to remove tree and shrub species that, for various reasons, do not thrive in this area, and add new tree and shrub species that do thrive in this area and will add to the community's vegetative diversity. Staff recommended that the Commission move forward with a Zoning Ordinance Text Amendment addressing the issues identified by area landscape professionals as outlined in the report provided. Staff would create the text amendment and send it back to the landscape professionals for feedback; staff would then bring it back to the Commission for their review.

Mr. Randall asked how many of the 12 landscape professionals responded back to staff.

Mr. Padgett answered that six had responded.

Mr. Randall asked if there were any recommendations or requests that were not included.

Mr. Padgett answered that they had addressed all the comments that they had received.

Mr. Randall said that it appeared that they are all fairly happy with the way things are besides the couple issues that were addressed in the report.

Mr. Randall made a motion to have staff move forward with the text amendment, Ms. Rich seconded and the motion passed unanimously.

Mr. Padgett brought the election of officers to the Commission's attention. It was supposed to

have been done before the July meeting; since it was inadvertently left off, he informed the Commission that the election would take place at the August meeting.

With there being no further business, Ms. Rich made a motion, Mr. Randall seconded and the motion passed unanimously to adjourn at 6:50 p.m.

Respectfully Submitted,

Merrill Flood, Secretary



City of Greenville, North Carolina

Meeting Date: 8/16/2011
Time: 6:30 PM

Title of Item: Ordinance requested by Frank Hart Trust c/o Robert D. Parrott, Trustee to rezone 0.2868 acres located along the eastern right-of-way of Charles Boulevard and adjacent to The Province Apartments from OR (Office-Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe).

Explanation:

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 2, 2011.

On-site sign(s) posted on August 2, 2011.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A.

Public hearing legal advertisement published N/A.

Comprehensive Plan:

The subject site is located in Vision Area I.

Charles Boulevard is considered a connector corridor from Reade Circle to Fire Tower Road. Connector corridors are anticipated to contain a variety of higher intensity activities and uses.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) in the interior areas along the eastern right-of-way of Charles Boulevard between East 14th Street and East 10th Street.

The subject property is located within the area proposed for the Urban Core (UC) Overlay District. See below for standards of the UC Overlay District.

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 180 trips to and from the site on Charles

Boulevard, which is a net increase of 60 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

History/Background:

On the 1969 zoning series map, the subject property was zoned OR.

Present Land Use:

Domino's Pizza

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Charles Boulevard.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: OR-UC - Masonic Lodge

South: OR-UC - The Province Apartments

East: OR-UC - The Province Apartments

West: CDF - ECU Building #198

Density Estimates:

Under the current zoning (OR), the site could yield 1,840 square feet of office space.

Under the proposed zoning (CDF), the site could yield 1,840 square feet of retail space.

The anticipated build-out time is within one year.

Standards for the Urban Core (UC) Overlay District

Excerpt from the Greenville City Code.

Section 9-4-200.1 URBAN CORE (UC) OVERLAY DISTRICT STANDARDS.

(A) Purpose and intent; definition; designated area.

(1) Purpose and intent. The purpose and intent of the Urban Core (UC)

Overlay District and requirements set forth under this section is to allow modification of specific site development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites in the designated area under subsection (3) below.

(2) Definition. An Urban Core (UC) Overlay District is defined as an overlay zoning district adopted in conjunction with an OR, and/or CDF underlying general purpose district as listed under Article D, Part 2, sections 9-4-62 and 9-4-66 wherein in zoning rights, standards, restrictions, and requirements as set forth for the common general purpose district shall extend to the Urban Core (UC) Overlay District zoned area in accordance with subsection (b) below.

(3) Designated area. All Urban Core (UC) Overlay District(s) shall be restricted to the land area located within the following boundary: South of 10th Street, east of CSXT Railroad, north of Fourteenth Street, west of Green Mill Run and ECU Easement (tax parcel 73545, DB 2215, PG 597 (as existing on March 4, 2010) No Urban Core (UC) Overlay District shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the boundary of the specific Urban Core (UC) Overlay District located within the designated area boundary.

Additional Staff Comments

In 1994, there was a text amendment to remove restaurant, fast food, and restaurant; outdoor activities from the list of uses in the OR district. The Domino's Pizza was already in operation. Therefore, it is a legal non-conforming use.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is not in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning (i) is specifically non-compliant with plan

objectives and recommendations including the range of allowable uses in the proposed zone, etc and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest and staff recommends denial of the requested rezoning.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

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|--|
|  Location Map |
|  Survey |
|  Bufferyard and Residential Charts |
|  Rezoning 11 07 Frank Hart Trust 903582 |
|  List of Uses OR 896518 |

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Attachment number 1
Page 1 of 2

Case No: 11-07

Applicant: Frank Hart Trust

Property Information

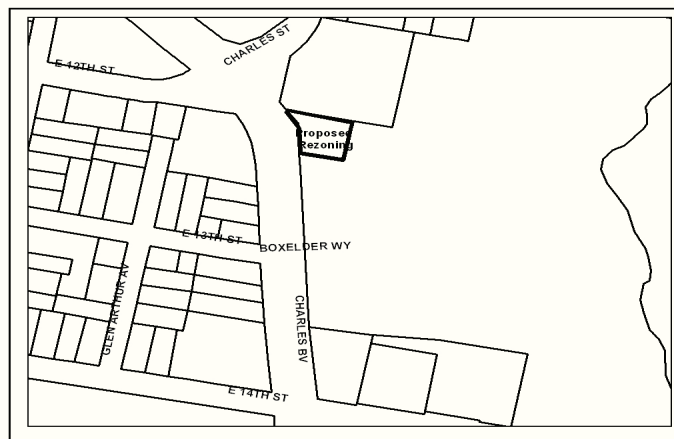
Current Zoning: OR (Office-Residential)

Proposed Zoning: CDF (Commercial Downtown Fringe)

Current Acreage: 0.1921 net acres (0.2868 gross acres)

Location: Charles Boulevard, between 14th Street & Charles Street

Points of Access: Charles Boulevard



Location Map

Transportation Background Information

1.) Charles Boulevard- State maintained

	Existing Street Section	Ultimate Thoroughfare Street Section
Description/cross section	5-lane with curb & gutter	no change
Right of way width (ft)	100	100
Speed Limit (mph)	35	35
Current ADT:	16,980 (*)	Ultimate Design ADT: 33,500 vehicles/day (**)
Design ADT:	33,500 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information: There are sidewalks and a City bus route along this section of Charles Boulevard.		

Notes: (*) 2008 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based on an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 120 -vehicle trips/day (*) **Proposed Zoning: 180** -vehicle trips/day (*)

Estimated Net Change: increase of 60 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Charles Boulevard are as follows:

1.) Charles Boulevard , North of Site: “No build” ADT of 16,980

Estimated ADT with Proposed Zoning (full build) – 17,070

Estimated ADT with Current Zoning (full build) – 17,040

Net ADT change = 30 (<1% increase)

Case No: 11-07

Applicant: Frank Hart Trust

2.) Charles Boulevard , South of Site:**“No build” ADT of 16,980**

Estimated ADT with Proposed Zoning (full build) – 17,070

Estimated ADT with Current Zoning (full build) – 17,040**Net ADT change =** 30 (<1% increase)**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 180 trips to and from the site on Charles Boulevard, which is a net increase of 60 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

EXISTING ZONING

OR (Office-Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales incidental

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library

- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) Repair:

* None

(10) Retail Trade:

- s. Book or card store, news stand
- w. Florist

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

OR (Office-Residential)

Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

(7) Office/ Financial/ Medical:

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- ff. Mental health, emotional or physical rehabilitation center

(9) Repair:

* None

(10) Retail Trade:

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

- h. Parking lot or structure; principle use

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

PROPOSED ZONING

CDF (Downtown Commercial Fringe)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1

- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- d. Upholsterer; furniture

- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

(14) Manufacturing/ Warehousing:

- c. Bakery; production, storage and shipment facilities

(15) Other Activities (not otherwise listed - all categories):

* None

CDF (Downtown Commercial Fringe)
Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

(9) Repair:

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

(13) Transportation:

- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

(15) Other Activities (not otherwise listed - all categories):

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

Frank Hart Trust c/o Robert D. Parrott, Trustee (11-07)

From: OR to CDF

0.2868 acres

August 2, 2011

